

69-2-114C 58-74
69-2-114

WARRANTY DEED

Know all Men by these Presents,

028846

That We, **BRUCE W. PLAISTED and LANA L. PLAISTED**, both of Waterville,
County of Kennebec and State of Maine

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by **LLOYD J. MOORE**

TRANSFER
TAX
PAID

whose mailing address is

18 Elm Street, Apt. #9
Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said **LLOYD J. MOORE**

his heirs and assigns forever,

A CERTAIN LOT or parcel of land located on the Southerly side of Howard Street in Waterville, Kennebec County, Maine and further bounded and described as follows, to wit:-

Beginning at a steel pin in or near the southerly line of Howard Street; said pin marking the northeasterly corner of land conveyed to Robert J. LaPlante and Judith E. LaPlante by G.D.R. Inc. on February 3, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3103, Page 58, said pin also marking the northwesterly corner of the land herein conveyed. Thence south sixty-six degrees forty-seven minutes east (S 66° 47' E) along the southerly side of Howard Street for one hundred forty-nine and nine tenths feet (149.9) to a steel pin marking the northeasterly corner of land herein conveyed and a corner of land conveyed to the Maine Central Railroad Co. by Fred H. Ramsdell on April 22, 1910, and recorded in the Kennebec County Registry of Deeds in Book 503, Page 167; thence south twenty-three degrees thirteen minutes west (23° 13' W) along land now or formerly of the Maine Central Railroad Co. for eighty-eight and one tenth feet (88.1) to a steel pin marking another corner of the Maine Central Railroad Co.; thence north sixty-eight degrees two minutes west (N 68° 02' W) along land formerly of Maine Central Railroad and along land now or formerly of Wallace Paradis as recorded in the Kennebec County Registry of Deeds in Book 1134, Page 114 for one hundred and twenty and zero tenths feet (120.0), to a buried iron pipe; thence north sixty-six degrees forty-seven minutes west (N 66° 47' W) along Wallace Paradis' land and along the land of Timothy J. Murray as recorded in the Kennebec County Registry of Deeds in Book 2310, Page 323 for thirty-four and nine tenths feet (34.9) to a steel pin at the southeasterly corner of the aforementioned LaPlante; thence north twenty-six degrees twenty-two minutes east (N 26° 22' E) along land of Robert J. and Judith E. LaPlante for ninety and nine tenths feet (90.9) to the steel pin on the south side of Howard Street at the point of beginning.

Also conveying any land between the herein described parcel and Howard Street to make a common boundary with the street.

The herein described parcel contains sixteen thousand six hundred sixty square feet (13,660 sq ft. ±) more or less, and is part of parcel 1 of land conveyed to Bruce W. Plaisted and Lana L. Plaisted by Robert Greenlaw and Edna Greenlaw on December 31, 1986 and nearly all of parcel 2 of said conveyance recorded on January 6, 1987 in Book 3087, Page 40 of the Kennebec County Registry of Deeds. Said part of parcel 1 is also a portion of lot 15 of a plan of lots made August 4, 1887 by Ira Getchell, said plan being filed in the Kennebec County Registry of Deeds in plan Book _____, Page _____. The steel pins described in the herein parcel were set in November 1987 by Rowe and Wendell, surveyors, as part of a standard boundary survey. The pins have a surveyors identifying mark affixed at the top. The iron pipe appears to be an original corner between lots 15 and 14 of the Getchell Plan.

Being a portion of the premises conveyed to the Grantors herein by Warranty Deed of Robert and Edna Greenlaw dated December 31, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3087, Page 40.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **LLOYD J. MOORE**

his heirs and assigns, to him and their use and behoof forever.

And we do **covenant** with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances EXCEPT AS AFORESAID;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said **BRUCE W. PLAISTED**

and **LANA L. PLAISTED**

~~xxhusband/wife/xxxxxx~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this day of the month of November 6, A.D. 19 87.

Signed, Sealed and Delivered
in presence of

[Signature]
.....
.....
.....

[Signature]
BRUCE W. PLAISTED
[Signature]
LANA L. PLAISTED
.....

State of Maine, County of KENNEBEC BY: November 6, 1987

Then personally appeared the above named **Bruce W. Plaisted and Lana L. Plaisted** and acknowledged the foregoing instrument to be **their** free act and deed.

Before me,

[Signature]
Notary Public
~~Notary Public~~

Printed Name, **Lisa A. Violette**

LISA A. VIOLETTE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 1, 1992



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